

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
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(662) 349-3930
File # 07-1236

Indexing Instructions: 1st Rev Lot 57 Sec 7 Hernando Hill S/D
Hernando, DeSoto County, Mississippi

PREPARED BY AND RETURN TO

REALTY TITLE
2398 East Parkway
Hernando, MS 38632
(662) 428-2680 FAX (662) 428-5180

8/30/07 3:14:26
BK 567 PG 364
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Rodger Lee Johnson, as Trustee of the Dorothy M. Parker Living Trust dated October 21, 2002** does hereby sell, convey and warrant unto **Gary L. Cannon and Diane E. Cannon, husband and wife, as tenants by the entirety with full rights of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 57, Hernando Hills Subdivision, in Sections 6 & 7, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 31, Pages 16-18, in the office of the Chancery Clerk of DeSoto County, Mississippi.

As modified by decree in Chancery Cause # 94-3-263, Hernando Hills Development Company vs. City of Hernando, et al, dated 03/17/95, recorded in Book 283, Page 54, Book 304, Page 237 and in Plat Book 50, Page 17.

Being the same property conveyed to Dorothy M. Parker and Rodger Lee Johnson, as Trustees of the Dorothy M. Parker Living Trust dated October 21, 2002, by Warranty Deed or record in Book 0433, Page 0355 in the Land Deeds in the Office of the Clerk of DeSoto County, Mississippi.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantees or their assigns any deficit on actual proration and likewise, the grantees agree to pay to grantor any amount overpaid by it.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and

Realty title

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physical inspection of said lands.

The Grantor herein further warrants that subject property constitutes no part of his homestead and is not subject to the homestead rights of any person at the time of conveyance.

By way explanation, Rodger Lee Johnson herein acquired title to subject property as a Co-Trustee with Dorothy M. Parker. Dorothy M. Parker passed as way on December 3, 2003, and her estate was probated in the Chancery Court of DeSoto County, Mississippi, Cause # 06-06-1057.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

WITNESS ITS SIGNATURE, on this 23rd day of August, 2007.

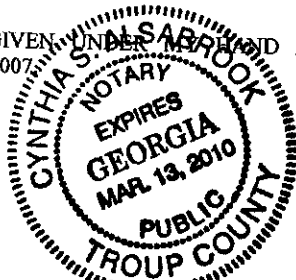
DOROTHY M. PARKER LIVING TRUST

By: Rodger Lee Johnson (SEAL)
Rodger Lee Johnson, Trustee
Trustee

STATE OF GEORGIA
COUNTY OF Troup

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named Rodger Lee Johnson who acknowledged to me that he is the Trustee of the Dorothy M. Parker Living Trust, dated October 21, 2002 and that in said representative capacity he executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER HAND AND OFFICIAL SEAL OF OFFICE, this 28th day of August, 2007.



Cynthia S. Alsabrook
Notary Public

(SEAL)

My Commission Expires:

March 13, 2010

GRANTOR:
Dorothy M. Parker Living Trust
800 Glengate Place
Sandy Springs, GA 30328
HOME: na
WORK: na

GRANTEES
Gary L. Cannon and Diane E. Cannon
425 Augusta Drive
Hernando, MS 38632
HOME: 662-429-8311
WORK: 901-484-1596